

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

(continued from page 1326)

Said ordinances, as passed, read respectively as follows (the *Italic heading* is each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-J.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indication as shown on Map No. 1-J in the area bounded by

W. West End Avenue; a line 297.4 feet east of and parallel to N. Pulaski Road; W. Washington Boulevard; and a line 132 feet east of and parallel to N. Pulaski Road.

to those of a M1-2 Restricted Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2, Restricted Commercial District symbols and indications as shown on Map No. 3-H in the area bounded by

a line 112 feet north of and parallel to W. Chicago Avenue, a line 200 feet West of and parallel to N. Hoyne Avenue, W. Chicago Avenue and N. Leavitt Street

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 4-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 4-G in the area bounded by

the alley north of and parallel to W. 13th Street; a line 121.62 feet east of and parallel to S. Ashland Avenue; W. 13th Street and S. Ashland Avenue

to those of an R-4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 5-K in the area bounded by

W. Armitage Avenue; N. Keeler Avenue; the alley next south of and parallel to W. Armitage Avenue; and a line 110 feet west of and parallel to N. Keeler Avenue

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 7-L.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-3 General Residence District symbols and indications as shown on Map No. 7-L in the area bounded by

the alley next north of and parallel to W. Parker Avenue, a line 101 feet-6⁵/₈ inches east of and parallel to N. Central Avenue, W. Parker Avenue, N. Central Avenue, Chicago, Illinois, legally described as follows:

Lots 25, 26, 27 and 28 in Block 8 in C. N. Louck's Resubdivision of Blocks 1, 2, 3, 7 and 8 of Wrightwood Avenue Addition to Chicago, being a Subdivision of the N.W. ¹/₄ of the S.W. ¹/₄ of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 15-O.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-2 Single Family Residence District symbols and indications as shown on Map No. 15-O in the area bounded by

a line from a point 208.71 feet southwest of W. Talcott Avenue and 133 feet east of N. Odell Avenue, to a point 208.71 feet southwest of W. Talcott Avenue and 345.15 feet east of N. Odell Avenue; a line 300 feet north of W. Olive Avenue; N. Harlem Avenue; W. Olive Avenue; a line 220.71 feet east of N. Odell Avenue; the north line of the alley next north of and parallel to W. Olive Avenue; and the east line of the alley next east of and parallel to N. Odell Avenue

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to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 1334-1338 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 16-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 16-G in the area bounded by

a line 122 feet north of and parallel to W. 69th Street; a line 50 feet east of and parallel to S. Throop Street; W. 69th Street; and S. Throop Street

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 18-C.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1 District symbols and indications as shown on Map No. 18-C in the area bounded by

a line 48 feet north of and parallel to E. 73rd Street; the alley next east of and parallel to S. Paxton Avenue; E. 73rd Street; and S. Paxton Avenue

to those of an R2 Single Family Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 22-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indication as shown on Map No. 22-G in the area bounded by

a line 52 feet north of and parallel to W. 90th Street; S. Vincennes Avenue; W. 100th Street; and the alley next west of and parallel to S. Vincennes Avenue

to those of an R2 Single Family Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Failed to Pass—PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS (*Adverse Committee Recommendations*).

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of September 10, 1975, page 1156, recommending that the City Council *Do Not Pass* three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations. The question in reference to each proposed ordinance thereupon became: "*Shall the proposed ordinance Pass, notwithstanding the Committee's adverse recommendation?*", and the several questions being so put, each of the said proposed ordinances *Failed to Pass*, by yeas and nays as follows:

Yeas—Aldermen. Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Hines, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Block, Saperstein. Stone—50.

Nays—None.

Said proposed ordinances which *Failed to Pass* proposed to amend the Chicago Zoning Ordinance to reclassify particular areas, and are summarized as follows:

Reclassification of Area Shown on Map No. 9-N.

An ordinance to classify as an R4 General Residence District instead of a B4-1 Restricted Service District, the area bounded by

W. Roscoe Street; the alley next east of and parallel to N. Harlem Avenue; a line 135.875 feet south of and parallel to W. Roscoe Street; and N. Harlem Avenue (Map No. 9-N).

Reclassification of Area Shown on Map No. 15-G.

An ordinance to classify as a Residential Planned Development instead of an R6 General Residence District and an R7 General Residence District, the area bounded by

W. Thorndale Avenue; N. Sheridan Road; a line 150 feet south of W. Thorndale Avenue; the alley next west of N. Sheridan Road; W. Thorndale Avenue; N. Kenmore Avenue; a line 100 feet north of W. Thorndale Avenue; and the alley next east of N. Kenmore Avenue (Map No. 15-G).

Reclassification of Area Shown on Map No. 22-F.

An ordinance to classify as a B4-1 Restricted Service District instead of a B1-1 Local Retail District, the area bounded by

W. 127th Street; S. Walpole Street; W. Vermont Street; 422 feet west of and parallel to S. Walpole Street (Map No. 22-F).

RESIDENTIAL PLANNED DEVELOPMENT #134

PLAN OF DEVELOPMENT

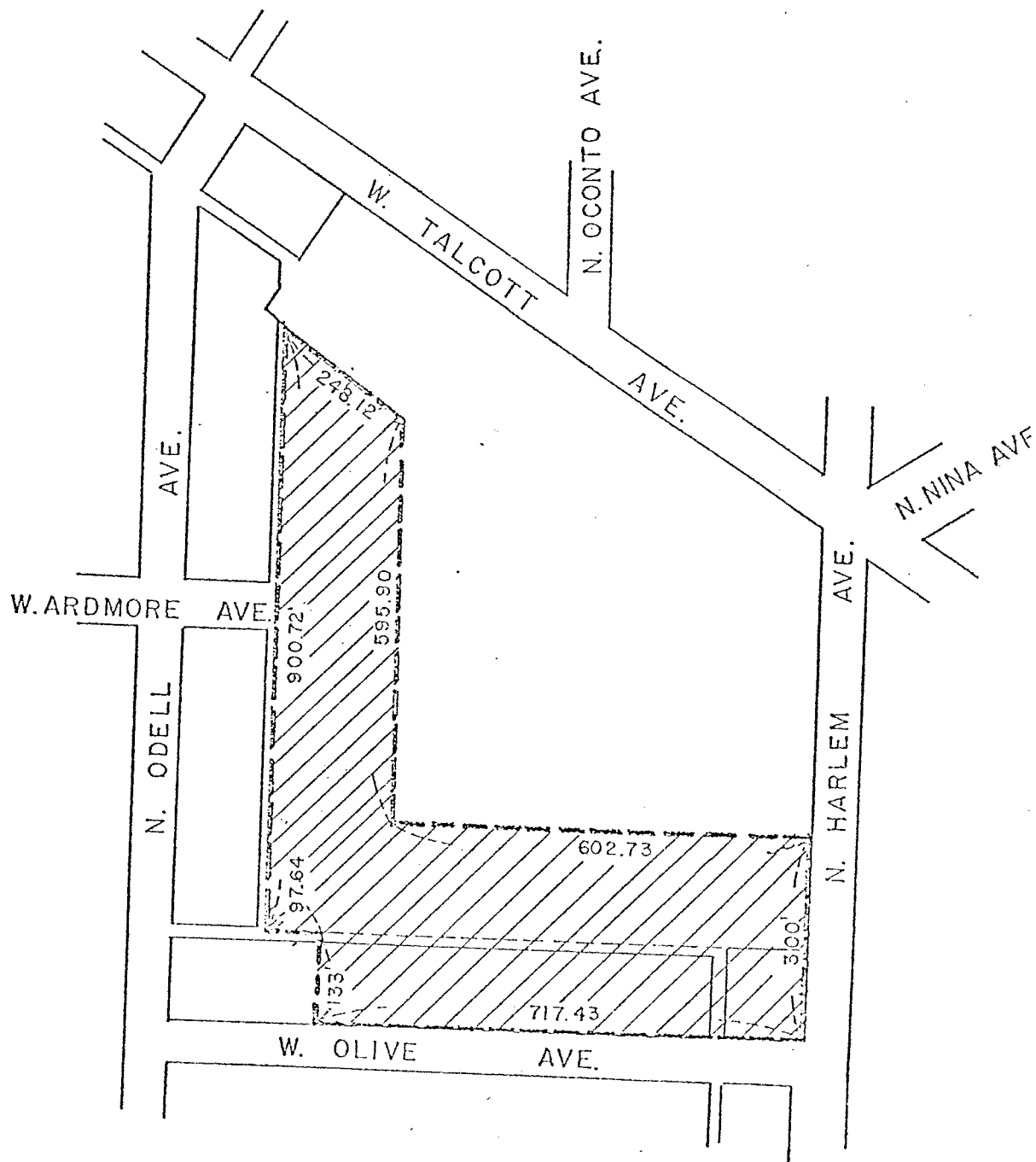
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned by the Congregation of the Passion - Holy Cross Province, an Illinois not for profit corporation, 5700 North Harlem Avenue, Chicago, Illinois, and is subject to a contract of sale to the Zulkey-McNeill Joint Venture, 6129 North Avers, Chicago, Illinois.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees.
3. Any vacation of dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
4. Use of land will consist of single family detached residences and related uses.
5. Off-street parking facilities shall be provided in accordance with this Plan of Development.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as adopted by the Commissioner of Development and Planning.

APPLICANT: Zulkey-McNeill Joint Venture

DATE: June 26, 1975

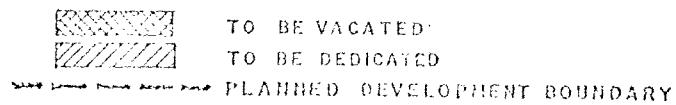
RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE MAP



PLANNED DEVELOPMENT BOUNDARY
RESIDENTIAL-SINGLE FAMILY DETACHED DWELLING UNITS.

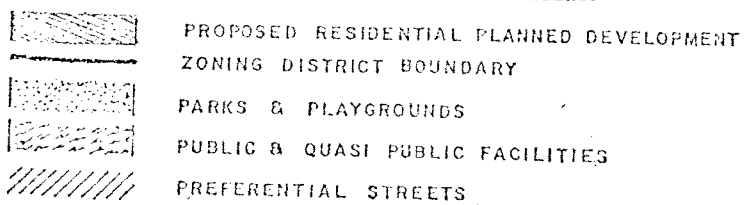
NORTH
Scale 1" = 20'

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



Date : JUNE 26, 1975

EXISTING ZONING & PREFERENTIAL STREET SYSTEM.



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PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

RESIDENTIAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Use	Number of D.U.'s	Maximum Floor area Ratio	Maximum % of Land Covered
Square Feet	Acres				
295,745	6.790	Residential Single Family Detached Residences	60	.5	40

Net Site Area = 295,745

Public Area = 82,256

Gross Site Area = 378,001

Sq. Ft. = 6.790 Acres

Sq. Ft. = 1.888 Acres

Sq. Ft. = 8.678 Acres

Maximum % of Land Coverage at Grade Level: 40

Maximum Floor Area Ratio for Total Net Site Area: .5

Maximum Number of Dwelling Units: 60
(Single Family Detached Residences)

Minimum Number of Off Street Parking Spaces Required: 60

Setbacks - in accord with the R-2 Single Family Residence District
Provisions of Municipal Code of the City of Chicago

Applicant: Zulkey-McNeill Joint Venture

Date: June 26, 1975